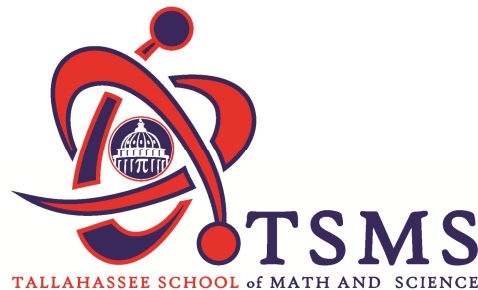


PLANNED UNIT DEVELOPMENT (PUD)
CONCEPT PLAN

FOR

**TALLAHASSEE SCHOOL OF MATH
AND SCIENCE**
(ELEMENTARY & MIDDLE SCHOOL CAMPUS)

Leon County Parcel ID # 21-15-51-376-105-0



Prepared for:
Blue Ocean Construction

building blocks of life...
P.O. Box 5541456
Jacksonville, FL 32255
(904) 469-6010

Prepared by:
Moore Bass Consulting, Inc.

CONSULTING
805 N. Gadsden Street
Tallahassee, FL 32303
(850) 222-5678

APPROVAL

Leon County Public Works Director

Date

Leon County Development Support &
Environmental Services Director

Date

Tallahassee-Leon County Planning Dept. Director

Date

TABLE OF CONTENTS

I.	PROJECT OVERVIEW	1
A.	Project Summary	1
B.	Purpose and Intent	2
C.	Eligibility	4
D.	Review Process.....	4
E.	Consistency with Tallahassee . Leon County Comprehensive Plan	5
F.	Consistency with Other Ordinances	5
G.	Binding Commitment of the Applicant	9
II.	PERMITTED USES AND DEVELOPMENT STANDARDS	10
III.	PUD CONCEPT PLAN SUMMARY	11
A.	Development Plan Modifications.....	11
B.	Off-Street Parking and Loading Standards*	11
C.	Building and Site Design.....	12
D.	Environmental Design Standards.....	13
E.	Noise and Lighting Standards.....	14
IV.	MAPS.....	16
A.	Location Map	16
B.	Aerial Map	17
C.	Boundary and Topographic Survey.....	18
D.	PUD Concept Plan.....	19
E.	Public Facilities Map	20

I. PROJECT OVERVIEW**A. Project Summary**

The proposed project is a re-use of the existing church site located at 3434 North Monroe Street to serve as a new home to the established Stars Middle School, which, with the addition of Grades K-5, has changed its name to Tallahassee School of Math and Science (TSMS). TSMS proposes to serve school children between Kindergarten and 8th grade, by re-use of the existing on-site structures and supporting amenities. Existing buildings consist of a partial two-story, +/- 12,100 square foot footprint (existing sanctuary) and a +/- 8,200 SF single story building, thus a total existing building(s) square footage of +/- 26,832 SF. It should be noted that the Leon County Property Appraiser's database reflects that the total existing building square footage as 26,624 SF, with 2,584 SF of auxiliary buildings. The school intends to utilize all existing building space onsite.

The site has an expansive asphalt parking lot, asphalt driveways, a larger open grassed area, and naturally vegetated buffers along the common property lines to the adjacent Residential uses. Significant portions of the existing parking lot are proposed to be removed, and drive aisles reconfigured to support the vehicular circulation needs of the school. The removal of the existing asphalt totals a decrease in on-site impervious area of +/- 0.6 acres, which further addresses prior stormwater nuisance flooding concerns of neighbors.

The school site is +/- 6.07 acres by product of survey, and has a single stormwater management facility (SWMF) existing, within the rear southwestern corner. The SWMF will need repairs performed as part of the renovation process, including repair and or partial replacement of the existing block retaining wall.

The project site is currently within the Suburban Land Use Category in the Tallahassee-Leon County Comprehensive Plan and zoned Light Industrial (M-1) in which elementary and middle schools are prohibited uses. However the proposed use would be consistent within the underlying Suburban Future Land Use category. Permitted Use Verification Certificate VC140007 confirms the above statement, under the current zoning. The attached Concept Planned Unit Development application is the required document to officially allow a charter school as a permitted use at the proposed location. Primary Land Uses will be limited to Elementary and Middle School (including attendant parking and playing fields), Open Space/Natural Area, and Green Space/Type B Buffer Area. A Concept PUD Map is attached to locate these uses on the overall property.

The proposed school facility will consist of the following:

- 36 employees
- 600 students (maximum)
- 16 classrooms (initial build out and use of existing square footage)
- Cafeteria
- Library
- Administrative offices

- 4 to a maximum of 6 buses are anticipated during drop-off and pick-up times, which is a service provided to TSMS by an independent operator, meaning that the buses are not stored on-site

A sidewalk shall be constructed to connect the existing buildings internally, and to the US Highway 27 public roadway frontage, with further infrastructure improvements within the public right of way coordinated and determined with Florida Department of Transportation during infrastructure improvement permitting. However, the sidewalk installation shall comply with Leon County LDR 10-7.529. Interconnection to the vacant commercial zoned parcel to the north will be shown as an improvement but will be subject to the future development of the vacant parcel to facilitate full interconnection, including both pedestrian and vehicular connections.

Specific Development Standards for parking, lighting, noise and hours of operation are identified herein and address the needs of the school, as well as consideration for the adjacent residents to the site.

B. Purpose and Intent

1. Promote more efficient and economic uses of land.
The project site is within the Urban Services Area and public utilities are readily available to serve the intended use. Not only is the existing site fully developed, but there are existing developments on three sides of the site and the proposed construction of a Charter School will further the promotion of infill re-development within the Urban Services Area, and the community.
2. Provide flexibility to meet changing needs, technologies, economics and consumer preferences.
TSMS will continue to provide a consumer choice in the selection of educational facilities to serve local families. Class size restrictions and limited funding for public schools have placed burdens upon the County school system and an alternative for families may serve to help reduce over-capacity schools to meet these state mandates. It should be mentioned that TSMS is currently operating within Leon County, at 1500 Miccosukee Road, Tallahassee, 32308, has a current enrollment of 166 middle school aged students, and has been in operation in Leon County since 2006.
3. Encourage uses of land which reduce transportation needs and which conserve energy and natural resources to the maximum extent possible.
The development proposes to utilize the existing buildings on-site, thus making use of existing improvements and existing infrastructure located within the Urban Services Area, the premise of Objective 1.1 of the Land Use Component of the Leon County Comprehensive Plan.

It also promotes re-use of a site that has remained vacant for several years now, which has had significant deferred maintenance and upkeep due to the extended vacancy. If the site remains vacant, it will only continue to decline due to receivership ownership by a financial institution in California.

TSMS offers bus service to its students, and currently upwards of 80% of the students take advantage of this service. Bus ridership in the 80th percentile acts to reduce the number of vehicle trips that would enter and exit the site, thus reducing energy and natural resource needs, and consumption.

4. Preserve to the greatest extent possible, and utilize in a harmonious fashion, existing landscape features and amenities.

The site contains a large Live Oak that is centrally located between the two existing on-site buildings. The large oak has been shown being placed within the open space/natural area accessory use category. Additionally, to further enhance the health and well being of the tree, the existing impervious area that encroaches significantly beneath it is proposed to be removed, and the existing drive aisle beneath it being relocated to be further outside of its natural crown spread, to avoid degradation to the Oak.

The site has fully wooded and vegetated common property lines adjacent to the single family residences, which are proposed to remain. The existing buffer vegetation will be preserved and utilized to the greatest extent possible and further augmented as needed to provide for the Type B buffer plantings standards, including an 8 foot tall opaque fence. No other significant landscape features are present on the site that would influence the site design.

5. Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under a conventional zoning district.

The project concentrates on providing the recreational facilities needed by the operations of the charter school to the existing open space areas on-site, which are ideally suited for recreational/ open field uses. These areas have been shown on the Concept Plan Map, and are generally located along the northern portion of the site, away from adjacent residential uses.

6. Lower development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities.

Central Utilities are readily available to the site and no public roads are required to be constructed in order to provide access to the project, as US Highway 27 is classified as a Major Arterial roadway. A private access driveway exists which will continue to serve as the primary vehicular ingress/egress to the charter school. A pedestrian and vehicular interconnection to the northern lying, vacant commercial parcel is shown, however the full connection improvements shall not be provided until such time that the commercial parcels develops and connects to the property line improvements to be constructed by the charter school.

The overall sewer service plan for the charter school includes the upgrade and removal of the existing septic drain fields by installation of on-site gravity sewer services that will tie into a proposed private duplex grinder pump

assembly. The discharge from the grinder pump assembly will then lift the sewer to the existing gravity sewer main within North Monroe Street/US Highway 27 North, thus eliminating the existing environmental burden created by the two on-site septic drain fields.

7. Permit the combining and coordinating of land uses, building types and building relationships within a planned development, which otherwise would not be provided under a conventional zoning district.

While the project is limited to schools, open space, libraries and community services, the relationship to adjacent residential areas will allow for a mixture of land uses that are more compatible and inter-related. The existing M-1 Light Industrial zoning district theoretically allows for numerous uses that would not be considered readily compatible to the immediately adjacent single family residential. The project proposes to economically make use of the existing buildings by interior remodeling as necessary to meet current building code standards.

C. Eligibility

1. Minimum area for a PUD zoning district
The minimum area for a PUD is 5 acres. The proposed parcel is +/- 6.07 acres, thus consistent with the LDC.
2. Configuration of the PUD zoning district
The project is comprised of a single non-residential parcel, currently developed as a religious facility. No reconfiguration of the parcel is proposed as part of this Concept PUD application, and all portions of the parcel shall be located in the PUD zoning district.
3. Unified control / Ownership
The parcel is currently owned by a financial institution located and based in California. TSMS is contractually obligated to purchase the parcel and will thus provide for unified control and ownership.

D. Review Process

The project will follow the standard review procedures of the Leon County Land Development Code as identified and outlined in Section 10-6.696. Pursuant to Section 10-6.617 of the LDC, elementary and secondary schools are not allowable uses within the Light Industrial (M-1) zoning district, however would be considered an allowable, permitted use as community service facilities within the Suburban Future Land Use category of the Tallahassee-Leon County Comprehensive Plan. Elementary and secondary schools, as defined by the Comprehensive Plan, shall mean a facility which is in compliance with the compulsory school attendance law, Florida Statutes Ch. 232, and provides a curriculum of elementary or secondary academic instruction. Special exception uses require review and approval by the Leon County Board of County Commissioners, pursuant to Section 10-6.611(a) (3) of the LDC.

The PUD process requires that the applicant make an additional site plan application referred to as the PUD Final Plan. The PUD Final Plan for the proposed charter school shall require a Leon County Administrative Streamlined Application Process (ASAP) Site Plan review.

E. Consistency with Tallahassee . Leon County Comprehensive Plan

The proposed project as described is consistent with the goals and objectives of the Land Use Element of the Comprehensive Plan as follows:

1. The proposed school is located within the Urban Services Boundary as dictated by Policy 1.1.1(L).
2. The project has been designed to preserve the existing drainage patterns, and preserve the existing mature vegetation. This meets policy 1.2.1(L).
3. The proposed school is sited on non-environmentally constrained lands and in proximity to adjacent residential neighborhoods to provide an efficient and compact development as identified in Policy 1.4.12(c) (L).
4. Community Facilities (Schools, Churches and Open Space) are allowed in the Suburban Future Land Use Category, therefore are consistent with Policy 2.2.3.

F. Consistency with Other Ordinances

This PUD application is consistent with the Purpose and Intent of the Future Land Use Category of %Suburban+and further requires a PUD application to be the vehicle for review of the proposed project.

It is the intent of the project to meet the criteria of Leon County Land Development Code. Within that commitment is the understanding that the project may require deviations or variances that are allowed under the Code and is subject to approval by Leon County Department of Development Support and Environmental Management, Leon County Public Works Department and Tallahassee-Leon County Planning Department and the Leon County Board of County Commissioners.

More particularly, the project will comply with %Community Service+standards identified in Section 10.6-806 of the Leon County Land Development Code as follows:

Consistency with Comprehensive Plan. The appropriate review authority shall find that the proposed location is consistent with the Comprehensive Plan. New institutional uses and facilities shall be located to serve areas of population experiencing an existing deficiency of facilities and services or to serve areas where demand for facilities and services is projected to occur as identified in the Comprehensive Plan. Facilities and services shall not be established or expanded in any location which will result in land development patterns inconsistent with the

Comprehensive Plan nor shall any such development be permitted that is likely to promote the premature development of any area resulting in land use intensities inconsistent with the future land use map. In the determination of proposed facility or structure location or the acceptability of any such proposed expansion, the appropriate review authority may balance the benefits of location in proximity to the service population with any associated disadvantages.

1. **The applicant must demonstrate that there presently exists, or is expected to exist an unmet demand within the community for the public benefit intended to result from the establishment and operation of that proposed or expanded community service/or facility institutional use.**

Due to the class-size amendment present in the State of Florida, the Leon County School Board must cap the size of classes and therefore cannot always provide the number or type of classes that students require. TSMS will continue to provide relief to the existing school supply, County wide. School choice as it pertains to charter schools is rather limited in Leon County, as there are only 1,546 charter school students (in 4 schools) out of 23,585 total elementary and middle school students in the district, or 6.5%. This is a low percentage for a district of this size. By comparison, the statewide average is 6%, however the Leon County District is much larger than the State's average district size. Additionally, the population within the county is expected to grow by over 5% in the next 5 years. Also recall that TSMS is an existing approved and operating charter school, and thus is already included within the above percentages. So no further % addition of a Charter School is proposed as it relates to Leon County, and the Leon County School District. As also evidenced by the Leon County School Board's approval of the expansion of the TSMS Charter School (f/k/a Stars Middle School) to include elementary aged students, the Charter School does help alleviate a need for additional classroom space in Leon County.

2. **The applicant must demonstrate that the proposed use or facility will alleviate that demand, either in full or in part.**

The relocated and expanded TSMS charter school will have a capped enrollment of 600 students, which will steadily increase from the existing middle school only enrollment of 166 students, as more elementary aged children begin enrollment at TSMS. While it is difficult to determine the overall demand for charter schools within a district, it is likely that the facility will continue to partially alleviate the public's demand of middle school aged students, and act to further alleviate the demand of elementary aged students. The existing Stars Middle School is required to relocate their current facilities due to their existing leased facility at 1500 Miccosukee Road being redeveloped and expanded to accommodate Tallahassee Memorial Hospital's new Surgery Tower. It is the intent of the TSMS that, upon acquisition of their own campus as currently proposed, and performing upgrades to said facilities, that the School will then realize a growth curve that they have not experienced to date, since the School has moved to several different leased locations since opening in 2006. Creating a permanent

campus will contribute to the overall success and longevity of TSMS, thus continuing to alleviate the demand County wide. Also, as mentioned above, the Leon County School Board's approval of the expansion of the TSMS Charter School (f/k/a Stars Middle School) to include elementary aged students, the Charter School should serve as evidence of the need for additional classroom space in Leon County.

3. **The applicant must demonstrate that the proposed site for the use or facility is suitably located to provide the public benefit to the intended generalized service population area.**

The project site is served by US Highway 27 North, which is classified as a Major Arterial roadway. Furthermore Interstate 10 is located just south of the project, thus readily providing for ease of access via major arterial and interstate commute from all areas of Leon County. Therefore the relocated charter school site is properly and suitably situated to provide public benefit to all surrounding areas of Leon County.

4. **The applicant must demonstrate that the proposed use or facility and site are sized according to the demand that the facility is proposed to satisfy.**

The proposed facilities have been designed based on the existing enrollment at TSMS, and a classroom breakdown to accommodate that number readily achievable within the existing building square footage to be remodeled. Additional classroom space may be required in the future, as the enrollment increases and nears the 600 student cap, therefore a designated area for building expansion is shown within the Concept PUD plan. The temporary use of modular classrooms may be required until the need for a larger, consolidated permanent structure is justified, just as Leon County Schools operate with regards to management of expansion needs.

5. **The applicant must demonstrate and document that the anticipated benefit to be provided to the community outweighs the potential harm to the public interest, including harm to environmentally sensitive areas or private interests, likely to result from the establishment and operation of the proposed community service or facility/institutional use.**

There is no harm to the public interest, environment, or private interests in the provision of further educational choices, therefore no comparison exists between the project and these conditions.

However, to provide relief to the adjacent residential homes that have experienced stormwater flooding in years past, TSMS proposes to reduce the amount of existing on-site impervious area, by the expansion of open space and green spaces to serve the school, which will act to reduce the amount of flood waters generated during high volume storm events. To further aid in a solution to the existing flooding issues, prior to occupancy of the buildings,

the school will be repair and restore the existing stormwater management facility, including repairs and or replacement of the block retaining wall partially surrounding the SWMF . Furthermore, the TSMS re-development includes retrofitting the existing sewer system by constructing and connecting to the public central sewer, per the sanitary sewer component of the Comprehensive Plan which requires community services inside the urban services area to connect to potable water and central sanitary sewer systems. This connection and upgrade of facilities result in the removal of the existing septic drain fields, which will further enhance the surrounding environment, and reduce waters that are attempting to infiltrate the soil stratum.

6. **The applicant must demonstrate that the establishment and operation of the proposed use or facility will not prevent the normal and customary use of residentially zoned properties and residential structures or otherwise adversely affect residential neighborhoods to the extent that residential displacement is likely, or indicate what provisions are proposed to mitigate any adverse effects and displacement.**

Schools of all kinds exist adjacent to residential neighborhoods, in fact . it is this adjacency that allows for minimum impact to the transportation network that serves its neighbors. No displacement, nor impact to the neighborhoods surrounding the project . nor anywhere in Leon County shall occur as a function of this project.

Existing on-site lighting height and fixture style shall be removed and or replaced with lighting that readily meets the standards as set forth within the PUD. The existing lighting to be removed and or replaced is intended to mitigate the existing conditions and adverse effects the existing light poles and fixtures have upon the adjacent residential structures.

TSMS operating hours shall be designated from 7 AM to a standard school dismissal time of 4 PM, with after school programs or related activities ceased no later than 6 PM. These designated hours of operation as well as the noise

The current Stars Middle School operations reflect that, on average, +/- 80% of the students elect to utilize the bus system provided, versus individual car drop off and pick up. This will reduce the prospective impacts to the adjacent roadway network(s).

7. **The applicant must demonstrate that the new facility will promote the efficient use of existing or planned infrastructure and discourage uncontrolled urban sprawl.**

The property is currently developed and has stood vacant for several years, with the site deteriorating significantly from lack of upkeep and maintenance. In-fill development serves to prevent urban sprawl, and in this particular case,

will help alleviate further degradation of the site and its infrastructure, as well as continued negative impacts to surrounding residential properties. The proposed community facility will promote efficient re-use of existing infrastructure improvements within the designated Urban Service Area.

Furthermore, utility upgrades to the site will actually benefit the utility network and environment, as it will remove existing septic tanks from future use, and place the effluent water into the City of Tallahassee's central sewer treatment system. Potable water as well as fire protection measures shall be extended into the site to serve the re-use.

G. Binding Commitment of the Applicant

The owner commits that the subject property to be known as Tallahassee School of Math and Science shall be developed in accordance with this Concept Plan including any conditions of approval and any subsequent amendment(s) as approved by the Leon County Board of County Commissioners. This commitment shall bind all subsequent owners.

**Tallahassee School of Math and Science
Elementary & Middle Schools Campus**
**Planned Unit
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II. PERMITTED USES AND DEVELOPMENT STANDARDS

1. District Intent				Permitted Uses					
				2. Principal Uses				3. Accessory Uses	
The TSMS PUD zoning District is intended to be located adjacent to major arterial roads and in proximity to areas designated for existing and future residential land use. The district is intended to provide educational facilities as defined to serve the immediate and the larger community. Off street parking facilities shall be designed and located to promote convenient access to pedestrian and vehicular circulation as well as adequate stacking interior to the project site. Certain community and recreational facilities / uses related to the Charter School are also permitted				(1) Community facilities, including religious facilities, libraries, and elementary, middle schools, including classrooms, administrative offices and modular buildings for temporary classroom space (2) Green Space/Type B buffer area(s), associated with and ancillary to an approved community facility use (3) Open space/Natural Area, associated with and ancillary to an approved community facility use				(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principal use or structure, as determined by the County Administrator or designee. (2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the County Administrator or designee.	
4. Development Standards									
	A. Minimum Lot Size			B. Minimum Building Setbacks				C. Maximum Building Restrictions	
Permitted Principal Uses	(1) Lot or Site Area	(2) Lot Width	(3) Lot Depth	(1) Front	(2) Side Interior	(3) Side Corner	(4) Rear	(1) Building Size	(2) Maximum Building Height
Any Permitted Principal Non-Residential Use	12,000 SF	80 ft.	100 ft.	15 ft.	15 ft. on each side	15 ft.	25 ft.	12,500 sf of gross building floor area per acre FAR max of 0.30	2 stories max. 35 ft. from eave height
Any Permitted Accessory Use	N/A	N/A	N/A	15 ft	5 ft on each side	15 ft	10 ft	33% of primary structure floor area	1 story

General Notes:

1. Refer to Leon County Environmental Management Act (EMA) for information pertaining to the regulation of environmental features (preservation/ conservation features), stormwater management requirements, etc.
2. Refer to the Concurrency Management Ordinance for information pertaining to the availability of capacity for certain public facilities (roads, parks, etc.).
3. Maximum school capacity shall be 600 students. Any increase to the stated maximum shall require an Amendment to the approved PUD.
4. No single family residential structures shall be allowed, nor any vocational schools without approval of an Amendment to the approved PUD.
5. The TSMS Charter School designated operating hours shall be from 7 AM to a standard school dismissal time of 4 PM, with after school programs or related activities ceased no later than 6 PM

III. PUD CONCEPT PLAN SUMMARY

A. Development Plan Modifications

1. Project conditions may necessitate changes to the TSMS PUD. Minor changes in connection with final development plans and acreage associated with a specific land use may be allowed subject to compliance with the Leon County Development Code. Notwithstanding any increase or decrease allowed by this paragraph, the gross intensity of the Charter School district shall not exceed 12,500 gross square feet non-residential use per acre.
2. Changes or modifications that will increase the overall intensity of the PUD shall require approval of an amendment of the PUD by the County Commission consistent with the process set forth in Section 10-6.696 of the LDC.
3. Changes or modifications to development standards and deviations from development standards shall be permitted in accordance with the LDC and processed during the Final PUD/Site Plan review process.
4. Although bicycle/pedestrian interconnections with adjacent properties are desirable, bicycle/pedestrian interconnections located within the PUD shall be determined as coordinated with the adjacent, established neighborhood(s), as no readily apparent bicycle/pedestrian corridor exists between the uses due to no dedicated and immediately adjacent rights of way. A full pedestrian and vehicular interconnection to the vacant, commercial zoned parcel to the north is provided for.

B. Off-Street Parking and Loading Standards*

Off-street parking requirements for the TSMS Charter School shall be provided in ranges based on the following table of uses:

Parking Standards	
Charter School/ Community Facilities	<p>Maximum 1 regular parking space/ 200 GSF, with an allowable range of 75-110% for afforded flexibility</p> <p>Parking Spaces for the disabled shall be provided consistent with the current requirements of the Americans with Disabilities Act (ADA), and Leon County Building Code requirements</p> <p>Bicycle parking spaces shall be provided at a minimum a rate of 10% of the provided regular parking spaces</p>

* Loading and Solid Waste pick-up shall be coordinated during the Site Plan review process of the final PUD application. Existing parking improvements readily provide for the PUD parking standards proposed above.

C. Building and Site Design

1. Buildings

- a. All buildings within the PUD proposed for modification or new construction shall be professionally designed by an AIA registered Architect at the time of building permit application.
- b. The goal of this requirement is to set a high standard as to structure, function, and aesthetics, for TSMS.
- c. Future permanent and primary building facades shall be of concrete block or masonry construction. Existing on-site buildings shall remain as is, but be required to be renovated to current Building Code standards as applicable, and determined to be required by the Project AIA Registered Architect.
- d. All buildings shall screen utility connections and trash receptacles/storage areas with materials compatible with the exterior façade of the building being served and/or landscaping materials, as appropriate. Wood fencing and/or other suitable screening materials may be used. Solid waste facilities shall be situated so as to minimize as best practical the noise and smell nuisance to adjoining residential properties.
- e. Modular Buildings or Portables shall be allowed as temporary classroom space.

2. Signs

- a. All signs within the PUD shall meet the requirements of the Leon County Land Development Code. See Concept Plan PUD Concept Plan for approximate location of existing signage that is proposed to remain, and serve as signage for the Charter School. The surveyed limits of the sign are outside FDOT right of way, and no alterations to the existing sign shall result in encroachment into public right of way, nor reduction to the sight distance triangles required for commuters. It is the intent of TSMS to utilize the existing electronic sign located adjacent to, but outside of the right of way of US 27 North.

3. Access Management Criteria

- a. Access to TSMS will be accommodated by the existing driveway connection to North Monroe Street, US Highway 27 North, a major arterial roadway.
- b. Improvements within North Monroe Street right of way shall be consistent with access management criteria set forth by the Florida Department of Transportation and Leon County, and may include auxiliary turn lanes as warranted. Coordination with FDOT with regards to the change in use shall be conducted at a later date, as appropriate, as part of permitting.
- c. A pedestrian circulation path shall be provided between vehicular parking areas, bicycle parking and the buildings being served by them. This pedestrian circulation path shall be connected to all public roadways or private access ways and be a minimum 5 feet in improved width
- d. Main entrance driveway connecting to US Hwy 27 North shall be a minimum 24 foot width (2 lanes immediately adjacent to each other), or 10 feet individual lane width if divided. Internal driveway widths supporting two way traffic patterns shall be a minimum 20 foot improved width, and driveways supporting one way traffic flow shall be a minimum 10 foot improved width.

D. Environmental Design Standards

Prior to the filing of this application, a Natural Features Inventory (NFI) No-Impact was approved by Leon County Development Support and Environmental Management that identified no conservation and preservation worthy environmental features were present on site.

1. Vegetative Communities

The vegetation density varies throughout the site with clearly defined areas of open fields and wooded perimeter areas.

The majority of the trees are slash pine, sweetgum, laurel oak, water oak and live oak. Other trees present include, cherry, mulberry, southern red cedar, southern magnolia, hackberry, hawthorn, red maple, chickasaw plum, dogwood, sassafras, American holly and redbud. The understory vegetation, which consists of the above tree seedlings and low woody and herbaceous vegetation, includes wax myrtle, yaupon, blackberry, honeysuckle, poison ivy, centipede grass, Bahia grass, broomsedge and other low grasses and herbs.

2. Waterbodies

The site does not contain any waterbodies, within its designated boundary, only a prior constructed stormwater management facility. The site is located within the Huntington Woods Watershed, of the regulated Fred George Closed Drainage Basin.

3. Watercourses

The site contains no watercourses.

4. Wetlands

The site does not contain any wetlands.

5. Floodplain

The site does not contain any floodplains.

6. Floodways

The site does not contain any floodways.

7. Grades/ Slopes

The grade analysis is based on the topographic survey recently performed by Moore Bass Consulting. Slope direction and gradient are generally consistent throughout the site. The site drains generally to the southwest, towards the existing SWMF. The slopes range from 1%-3% percent, generally flat terrain

8. Soils

The Leon County Soil Survey indicates that the site consists of Orangeburg loamy fine sand (33 & 34). (33) Soil is well drained, gently sloping soil that occurs on uplands. (34) This soil type is well drained, sloping soil is on small areas on uplands.

9. Karst Features

There are no karst features on-site, nor any closed contour areas that may signal a historical karst related feature.

10. Groundwater

The Leon County Soil Survey indicates the water table is typically perched above the lower subsoil for brief periods during the winter. The available water capacity is low in the surface and subsurface layers and medium in the subsoil. Permeability is moderate to rapid in the surface and subsurface layers and moderate in the subsoil.

11. Tree Tagging

A tree survey has been performed for the site and is shown herewith for your review. The larger Live Oak within the project boundary has been mentioned prior, and will be preserved in perpetuity.

12. Wildlife

To the best of our knowledge, there are no known habitats of endangered, threatened and species of special concern located on this site.

13. Landscaping and Buffering Standards

- a. Landscaped areas within the PUD shall be designed by a registered Landscape Architect or licensed Professional Engineer.
- b. A natural and augmented as necessary landscape buffer meeting the LDC stipulated criteria for a Type B consistency, not less than 10 feet in width, including an 8 foot height opaque fencing shall be provided for and maintained between TSMS and adjacent residential boundaries. The 8 foot opaque fence shall be located at the 10 foot offset line to the common property line, and the preserved vegetation and/or planted landscape materials meeting a Type B consistency located on the least intensive land use side.

E. Noise and Lighting Standards

It is the intent of the developer to mitigate to the maximum degree possible any impacts on adjacent residential properties.

No exterior loud speakers or ~~bull~~ horns will be permitted to be used to communicate with students outside the school buildings.

It is common place for schools to have exterior bells or alarms that alert students and teachers alike at specific times, i.e. the end of a school period or class dismissal. The charter school shall not utilize exterior bells or alarms, or permit any outdoor activities that creates a noise that is audible to the adjacent residents prior to the school designated normal operating hours of 8:00 AM, or after 4:00 PM, Monday through Friday.

The school does not currently have any plans for an after-school program. Currently, the students will be off of school grounds by 4:00 PM. However, should the school add an after-school program, children will leave the premises by 6:00

**Tallahassee School of Math and Science
Elementary & Middle Schools Campus**

**Planned Unit
Development**

PM. During the after school program, children would most likely spend some time outdoors, however, no loudspeakers or bells would be used after 4:00 PM.

The existing lighting system on-site consists of poles and fixtures greater than 30 feet in height, and light fixtures that are floodlight style. The significant height of the existing poles as well as the flood style lighting results in light pollution to the adjacent residential structures. The existing poles may be removed entirely, or replaced with more compatible equipment to the adjacent residential homes, as outlined below. Lighting utilized will be chosen with emphasis on providing adequate illumination for access and security purposes, while minimizing effects of lighting pollution to the existing neighborhood by use of cut off fixtures on photo cells and time clocks.

In addition, the PUD proposes to mitigate any existing lighting impacts from the development by directing it away from nearby residential structures. Lighting from all signage, likewise, will not be directed toward these adjacent residential areas.

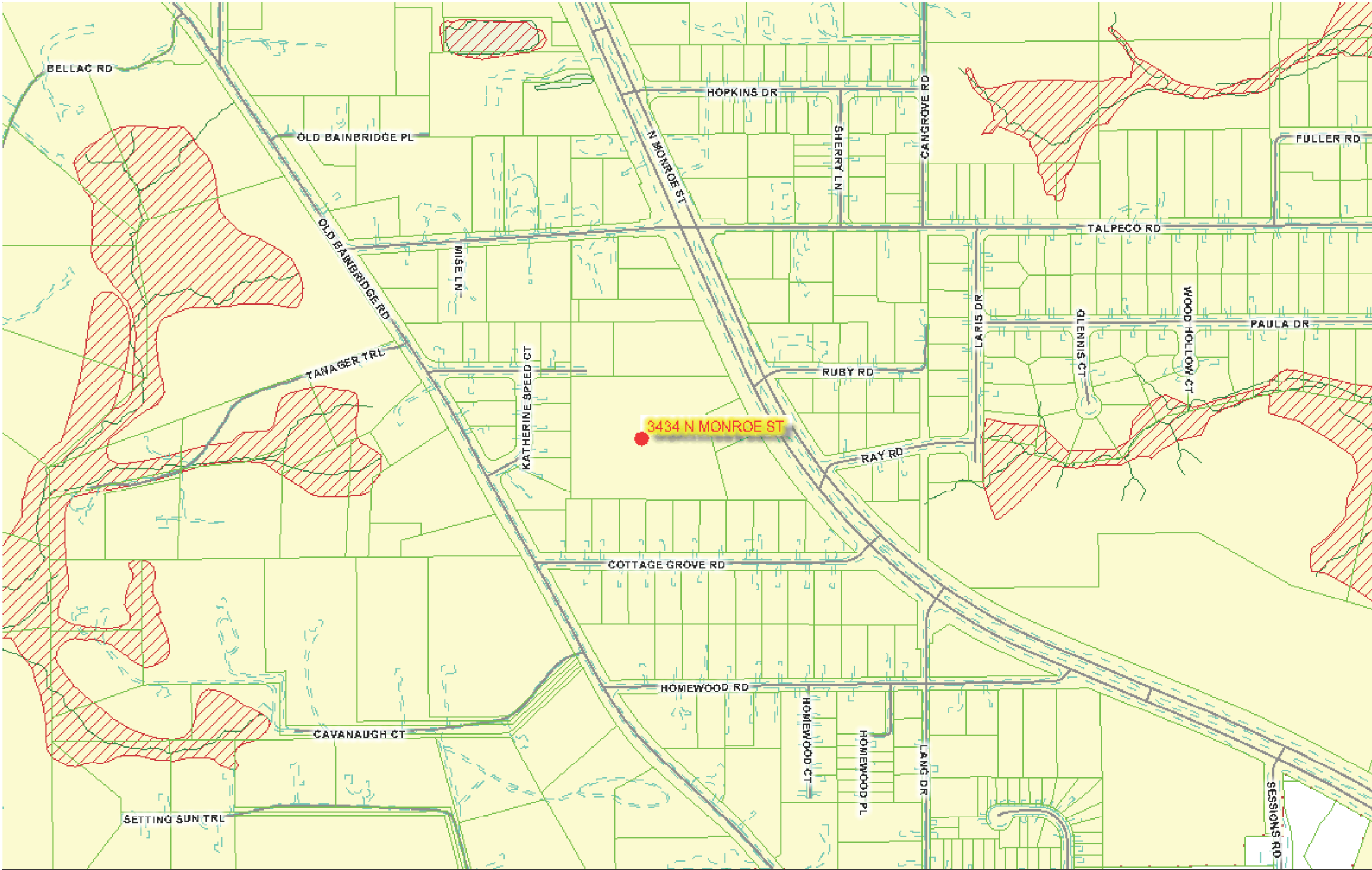
Dark sky principles (for example, light when needed, where needed and no more) will be utilized to:

- a. Limit the height of light standards to a maximum of 20 feet as measured from adjacent finished grade, utilizing full cut-off type fixtures (shoe box style for example, which provides for a fully shielded downward directed light, and recessed fixture to conceal the light source), Existing electronic sign adjacent to public right of way to remain.
- b. Use a lighting control in line with the Florida Building Code and the Florida Energy Code. All exterior lighting will be one of the following types of light:
 - i. low wattage metal halide;
 - ii. high pressure sodium;
 - iii. concealed fluorescent;
 - iv. concealed LED; or,
 - v. architectural landscape lighting shall be used within the development in lieu of flood lights or glaring wall packs to provide lighting around buildings and on pedestrian walkways.

Tallahassee School of Math and Science
Elementary & Middle Schools Campus

Planned Unit
Development

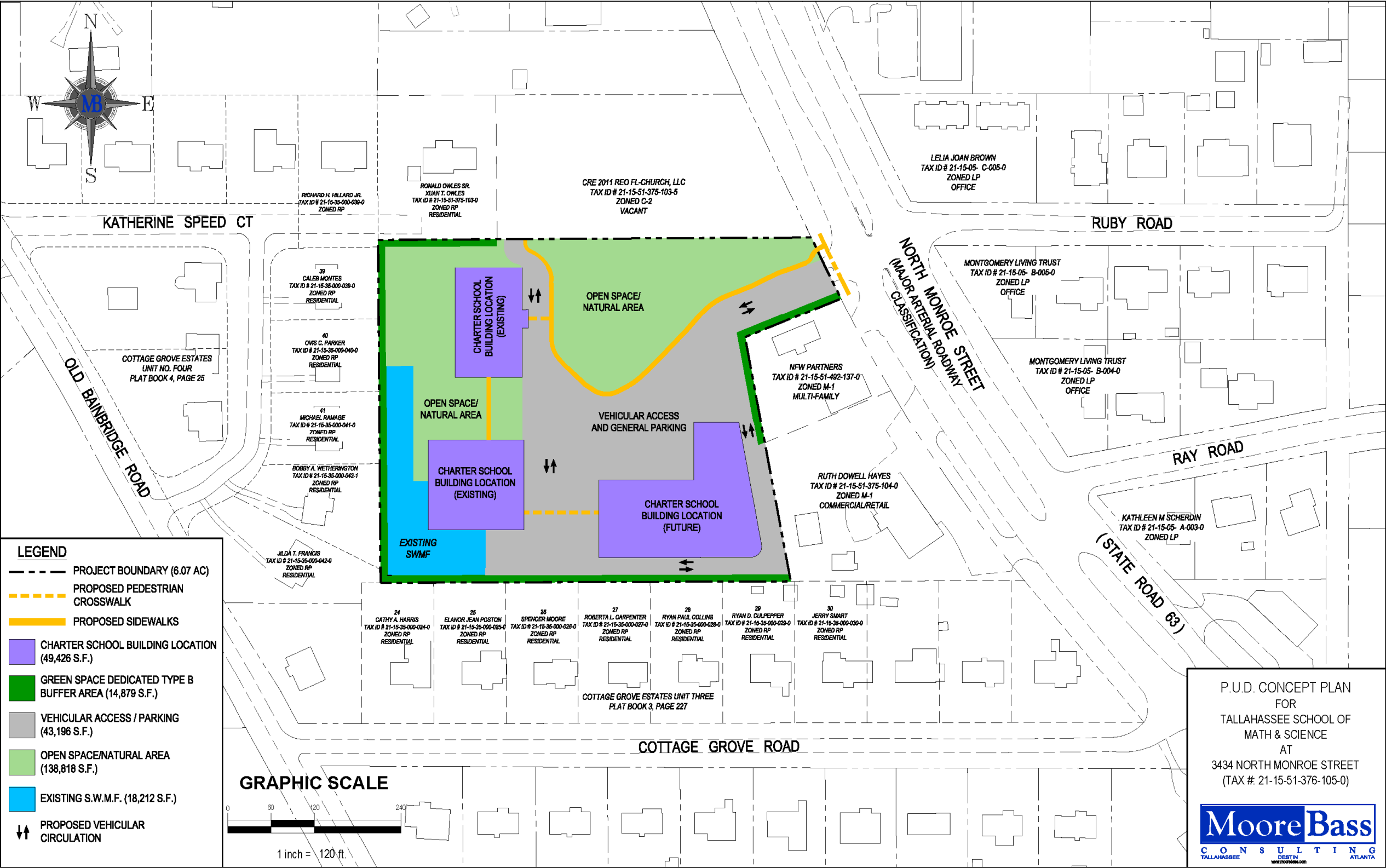
- IV. MAPS
- A. Location Map



B. Aerial Map



D. PUD Concept Plan



E. Public Facilities Map

